

# **Title R22**

## **BUILDINGS AND CONSTRUCTION**

### **Chapter R22.04**

#### **MOBILE HOME PARKS\***

\* **Note to Chapter R22.04.** This chapter, adopted pursuant to King County Ordinance No. 5316 and King County Code Section 18.16.060, is inapplicable within incorporated cities and towns of the county.

#### **R22.04.010 Definitions.**

As used in this chapter:

A. "Dependent mobile home" means any mobile home which lacks one (1) or more of the sanitary facilities required for an independent mobile home.

B. "Director" means the director of the Seattle-King County department of public health or his/her authorized representative.

C. "Independent mobile home" means any mobile home which has a toilet and either a shower or a bathtub.

D. "Mobile home" means any mobile home as defined in Section 1(3) of King County Ordinance 5317 and Section 21.04.435 of the King County Code.

E. "Mobile home park" means any mobile home park as defined in Section 1(4) of King County Ordinance 5317 and Section 21.04.440 of the King County Code.  
(HDR 21 §1, 11-3-82)

#### **R22.04.020 Sewage disposal.**

A. All sewage and wastewater from a mobile home park shall be drained to a sewerage disposal system which is approved by the health officer. Sewage disposal systems shall be designed, constructed and maintained in accordance with WAC Chapters 248-96 and 173-240, and Title 13 of this code.

B. Sewer laterals shall be provided at each lot, be trapped, terminate above grade on the same side of the lot at the water connection, be at least four inches (4") in diameter and be equipped with approved leakproof and fly-proof devices for coupling to mobile home drainage systems. Such lateral sewer connection shall be protected at its terminal with a concrete collar at least three inches (3") thick and extending eight inches (8") from the connection in all directions. When not in use, the connection shall be capped with a gastight plug or similar device. Main sewer lines shall be vented at each terminus.  
(HDR 21 §2, 11-3-82)

### **R22.04.030 Water supply.**

A. The water supply system for a mobile home park shall be designed, constructed, maintained and operated in accordance with WAC Chapter 248-54 and shall supply safe and potable water to all plumbing fixtures in mobile home parks and to individual water connections provided at each mobile home lot.

B. Water connections for individual mobile homes shall be provided and located on the same side of the lot as the sewer lateral and shall consist of a riser terminating at least four inches (4") above the ground surface with two (2) three-fourths inch (3/4") valved outlets threaded for screw-on connections. Such water connection shall be equipped with a shutoff valve placed below frost depth (but in no case shall this valve be a stop and waste cock), shall be protected from freezing and from damage from mobile home wheels, and shall have the ground surface around the riser pipe graded to divert surface drainage away from the connection.

C. Water piping material shall meet the standards required by the King County Plumbing Code.  
(HDR 21 §3, 11-3-82)

### **R22.04.040 Refuse disposal.**

All garbage, refuse and/or trash in a mobile home park shall be collected, stored and disposed of in accordance with RCW Chapter 70.95, WAC Chapter 173-301 and Title 10 of this code.

(HDR 21 §4, 11-3-82)

### **R22.04.050 Rodent control and general sanitation.**

The premises of a mobile home park shall be maintained and operated in accordance with WAC Chapter 248-50 and King County Code Chapter 8.38.

(HDR 21 §5, 11-3-82)

### **R22.04.060 Dependent mobile homes--Service buildings.**

In addition to the requirements of Section R22.04.020, mobile home parks intended for use by one (1) or more dependent mobile homes shall provide one (1) or more service buildings which must meet the following standards:

A. Sanitary facilities in the following minimum ratios:

<b>MALES</b>				
<b>No. of Dependent Lots</b>	<b>Water Closets</b>	<b>Urinals</b>	<b>Lavatories</b>	<b>Showers</b>
1--20	1	1	2	1
21--30	2	1	3	2

31--40	3	1	4	2
41--50	4	1	5	4
51--60	5	1	6	4
61--70	6	1	7	5
Over 70	Add one (1) additional water closet and lavatory for each additional ten (10) mobile home lots or fraction thereof. Urinals may be substituted for up to one-third (1/3) of the additional water closets required. Add one additional shower for each additional twenty (20) lots or fraction thereof.			

### FEMALES

<b>No. of Dependent Lots</b>	<b>Water Closets</b>	<b>Showers</b>	<b>Lavatories</b>
1--20	2	1	2
21--30	3	2	3
31--40	4	2	4
41--50	5	4	5
51--60	6	4	6
61--70	7	5	7
Over 70	Add one (1) additional water closet and lavatory for each additional ten (10) mobile home lots or fraction thereof. Add one additional shower for each additional twenty (20) lots or fraction thereof.		

B. Service buildings shall be well lighted, adequately ventilated and heated and maintained in a clean and sanitary manner. All floors in toilet, shower and lavatory rooms, which are in regular use, shall be cleaned and disinfected daily or more often if needed to maintain a sanitary condition.

C. If laundry facilities are provided, they shall be in a room separate from the toilet facilities and such room shall have an exterior door.

D. Hot water in adequate quantities shall be supplied to showers, lavatories and clothes

washers.

E. Service buildings shall be constructed and maintained pursuant to applicable building, electrical and plumbing codes.

(HDR 21 §6, 11-3-82)

#### **R22.04.070 Unfit mobile homes.**

A. If any mobile home which is found by the director to be so damaged, decayed, dilapidated, insanitary or vermin-infested that it creates a hazard to the health or safety of the occupants and the public, the director shall designate it as unfit for human habitation and shall order its removal.

B. An owner or operator of a mobile home park must cooperate fully in not permitting a mobile home to remain in the park when the mobile home has been designated by the director as unfit for human habitation and has ordered it removed.

(HDR 21 §7, 11-3-82)

#### **R22.04.080 Inspections and enforcement.**

The director shall inspect each mobile home on a semiannual basis to verify compliance with the provisions of this chapter. A fee for such inspection shall be paid by the mobile home park operator pursuant to Section 7 of King County Ordinance 5316 and Section 18.16.090 of the King County Code. The director shall have the authority to enforce the provisions of this chapter pursuant to Title 23 of the King County Code and Chapter 1.08 of this code.

(HDR 21 §8, 11-3-82)